

S U M M A R Y

FILE NO.	2227	Thomas Guide Map No.	654
		Date Received:	03/15/06
		Date Distributed:	03/16/06
ENTITY	Southwest Suburban Sewer District	Date Filed:	
ACTION	Resolution for Annexation	Expiration 45 Days:	04/29/06
TITLE	2006-1 Island Annexation Gregory Heights Division No. 3	Board Meeting:	04/20/06

Location	The annexation area is entirely within the City Limits of Burien. The site extends between SW 171 st Street (northern boundary), SW Hillcrest Road and SW172nd Street (western boundary), Sylvester Road SW (southeastern boundary) and 16 th Avenue SW (eastern boundary).
Land Area	Approximately 19 acres (35 parcels)
Existing Land Use	Single Family Residential
Population	Estimated at 67 people
Assessed Valuation	Approximately \$13,504,000
County Comprehensive Plan/County Zoning	Not applicable
City Comprehensive Plan	Low Density Residential Neighborhood
City Zoning	Residential Uses (RS-12000 - maximum 4 units per acre); Industrial Uses
District Comprehensive Plan	Southwest Suburban Sewer District Comprehensive Plan (Adopted 1999)
District Franchise	The City of Burien and the Southwest Suburban Sewer District have a Franchise Agreement which provides for service to properties in the 2006-1 Island Area.
Urban Growth Area (UGA)	The 2006-1 Island Annexation Area is located within the Urban Growth Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for the 2006-1 Island Area. A Determination of Non-Significance was issued in February 2006.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Dow Constantine; Julia Patterson

King County Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Burien; Des Moines; Normandy Park; SeaTac

Fire Districts: King County Fire Protection District No. 2

Water Districts: King County Water District No. 49 and 125; Highline Water District

Sewer Districts: Midway Sewer District; Val Vue Sewer District

School District: Highline School District No. 401

SUMMARY - File No. 2227

The Southwest Suburban Sewer District proposes to annex approximately 19 acres of land (35 parcels) within the corporate limits of the City of Burien. It extends between SW 171st Street (northern boundary), SW Hillcrest Road and SW 172nd Street (western boundary), Sylvester Road SW (southeastern boundary) and 16th Avenue SW (eastern boundary).

The Southwest Suburban Sewer District includes the Annexation Area in its Comprehensive Plan. Southwest Suburban Sewer District representatives report that the District has the necessary capacity to serve the 2006-1 Island Area.

The 2006-1 Island Annexation is being proposed by the Southwest Suburban Sewer District at this time in order to facilitate the provision of coordinated sewer services to currently developed properties and to new development. Annexation will also provide residents an opportunity to participate in elections for the Southwest Suburban Sewer District.

The Southwest Suburban Sewer District initiated this annexation proposal pursuant to RCW 57.24.170 (Annexation of Unincorporated Territory) which permits the District Board of Commissioners to resolve to annex territory that is less than 100 acres in size and has at least 80% of its boundaries contiguous to municipal corporations. The proposed annexation area (at 19 acres) includes boundaries that are essentially entirely contiguous to the existing District service area. A Resolution for Annexation was approved by the District in February 2006.

Southwest Suburban Sewer District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policies FW-29, FW-30 and FW-31 which call for areas within the Urban Growth Boundaries to be provided a full range of urban services. The Annexation is similarly consistent with Policies CO-1 – CO-13 pertaining to the provision of public sewer services within the Urban Growth Area. Provision of sanitary sewer service also facilitates environmental protection consistent with the King County Comprehensive Plan.

Southwest Suburban Sewer District representatives state that the proposed annexation is also consistent with the City of Burien Comprehensive Plan. For example, the Annexation is reportedly consistent with King County Policy F-203, F-245, and F-246 and with City of Burien Goal UT-1 (Policy UT-1.6), and Goal UT-3 which address requirements for provision of urban services to lands within the City of Burien.

Within the 2006-1 Island Annexation Area a total of four residences are currently being serviced by outside user agreements with the Southwest Suburban Sewer District. Within the existing 2006-1 Annexation Area, it is estimated that 28 parcels have on-site disposal systems and seven parcels are undeveloped.

The 2006-1 Island Annexation will not have any impact on the Area's land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning for the 2006-1 Island Area. The proposal will not affect current or future services (e.g., fire district services or water district services).

With the incorporation of the 2006-1 Island Annexation Area within the Southwest Suburban Sewer District's boundaries, the District will be able to provide service for future expansion and to replace failed septic systems if such failures should occur.

Southwest Suburban Sewer District representatives report that this proposed annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would be consistent with (Objective 1) Preservation of Natural Neighborhoods and Communities; (Objective 2) Use of Physical Boundaries; and (Objective 3) Creation of Logical Service Areas. Similarly, the annexation would be consistent with Objective 4 and Objective 7 which call for regular and practical boundaries. More specifically, the Southwest Suburban Sewer District has approved plans, technology, and resources required to provide coordinated, orderly service to properties with the District.

Southwest Suburban Sewer District representatives report that this annexation is less than a one per cent increase to the service area for the District. After residents in this Area begin receiving sewer service, the District's operation and maintenance staff will incorporate routine maintenance and service to these residents.